

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF Illinois

Eastern

In Re. Chicago South Loop Hotel Owner, LLC

§  
§  
§  
§

Case No. 23-02595

Debtor(s)

☐ Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 03/31/2023

Petition Date: 02/27/2023

Months Pending: 1

Industry Classification: 7 0 1 1

Reporting Method:

Accrual Basis ☒

Cash Basis ☐

Debtor's Full-Time Employees (current):

18

Debtor's Full-Time Employees (as of date of order for relief):

0

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☐ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☐ Statement of operations (profit or loss statement)
- ☐ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☐ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Todd Hansen

Signature of Responsible Party

05/15/2023

Date

Todd Hansen

Printed Name of Responsible Party

11 W 26th, Chicago IL

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name Chicago South Loop Hotel Owner, LLC

Case No. 23-02595

**Part 1: Cash Receipts and Disbursements**

	Current Month	Cumulative
a. Cash balance beginning of month	\$0	
b. Total receipts (net of transfers between accounts)	\$162,946	\$162,946
c. Total disbursements (net of transfers between accounts)	\$21,999	\$21,999
d. Cash balance end of month (a+b-c)	\$140,947	
e. Disbursements made by third party for the benefit of the estate	\$38,866	\$38,866
f. Total disbursements for quarterly fee calculation (c+e)	\$60,865	\$60,865

**Part 2: Asset and Liability Status**

(Not generally applicable to Individual Debtors. See Instructions.)

	Current Month
a. Accounts receivable (total net of allowance)	\$0
b. Accounts receivable over 90 days outstanding (net of allowance)	\$0
c. Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input checked="" type="radio"/> (attach explanation))	\$0
d. Total current assets	\$1,602,403
e. Total assets	\$20,602,403
f. Postpetition payables (excluding taxes)	\$105,850
g. Postpetition payables past due (excluding taxes)	\$105,850
h. Postpetition taxes payable	\$317,111
i. Postpetition taxes past due	\$317,111
j. Total postpetition debt (f+h)	\$422,961
k. Prepetition secured debt	\$5,069,612
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$0
n. Total liabilities (debt) (j+k+l+m)	\$5,492,573
o. Ending equity/net worth (e-n)	\$15,109,830

**Part 3: Assets Sold or Transferred**

	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

**Part 4: Income Statement (Statement of Operations)**

(Not generally applicable to Individual Debtors. See Instructions.)

	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$162,946	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$162,946	
d. Selling expenses	\$0	
e. General and administrative expenses	\$44,000	
f. Other expenses	\$33,187	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$41,514	
i. Taxes (local, state, and federal)	\$28,515	
j. Reorganization items	\$0	
k. Profit (loss)	\$15,730	\$15,730

Debtor's Name Chicago South Loop Hotel Owner, LLC

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**Part 5: Professional Fees and Expenses**

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>					\$0
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	Bach law office	Lead Counsel				\$0
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Debtor's Name Chicago South Loop Hotel Owner, LLC

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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
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	ii					
	iii					
	iv					
	v					
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Debtor's Name Chicago South Loop Hotel Owner, LLC

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Debtor's Name Chicago South Loop Hotel Owner, LLC

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c.	All professional fees and expenses (debtor & committees)						

#### Part 6: Postpetition Taxes

	Current Month	Cumulative
a. Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b. Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c. Postpetition employer payroll taxes accrued	\$7,680	\$7,680
d. Postpetition employer payroll taxes paid	\$0	\$0
e. Postpetition property taxes paid	\$0	\$0
f. Postpetition other taxes accrued (local, state, and federal)	\$52,235	\$53,816
g. Postpetition other taxes paid (local, state, and federal)	\$0	\$0

#### Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☐ No ☒
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☒ No ☐
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☐ No ☒
- f. Were all trust fund taxes remitted on a current basis? Yes ☐ No ☒
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☒ No ☐
  - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
  - Casualty/property insurance? Yes ☒ No ☐
  - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
  - General liability insurance? Yes ☒ No ☐
  - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☐ No ☒
- k. Has a disclosure statement been filed with the court? Yes ☐ No ☒
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

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**Part 8: Individual Chapter 11 Debtors (Only)**

a. Gross income (receipts) from salary and wages	_____	\$0
b. Gross income (receipts) from self-employment	_____	\$0
c. Gross income from all other sources	_____	\$0
d. Total income in the reporting period (a+b+c)	_____	\$0
e. Payroll deductions	_____	\$0
f. Self-employment related expenses	_____	\$0
g. Living expenses	_____	\$0
h. All other expenses	_____	\$0
i. Total expenses in the reporting period (e+f+g+h)	_____	\$0
j. Difference between total income and total expenses (d-i)	_____	\$0
k. List the total amount of all postpetition debts that are past due	_____	\$0
l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
m. If yes, have you made all Domestic Support Obligation payments?	Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/>	

**Privacy Act Statement**

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

/s/ Todd Hansen

Signature of Responsible Party

Manager

Title

Todd Hansen

Printed Name of Responsible Party

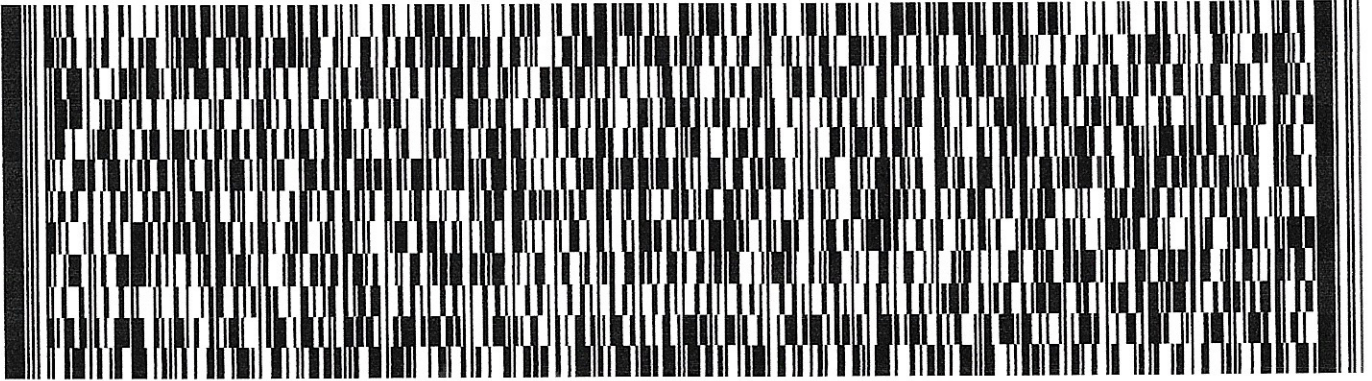
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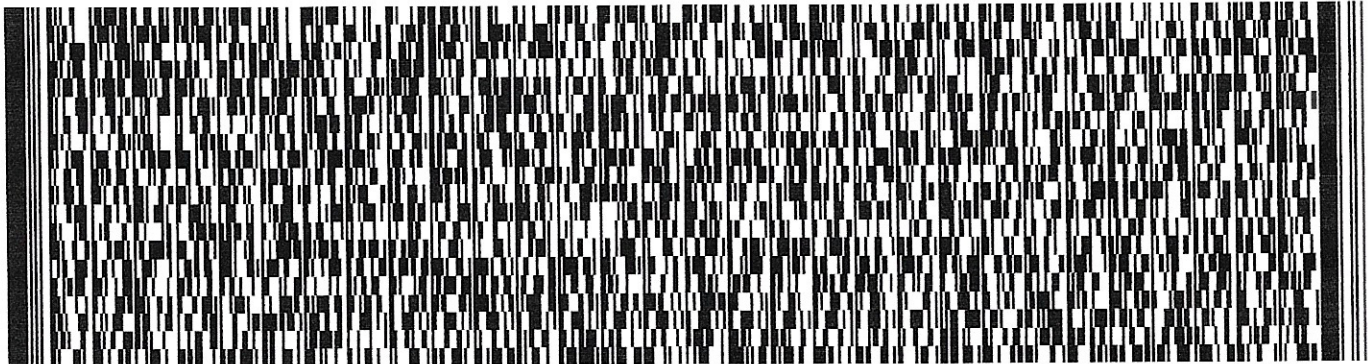


Debtor's Name Chicago South Loop Hotel Owner, LLC

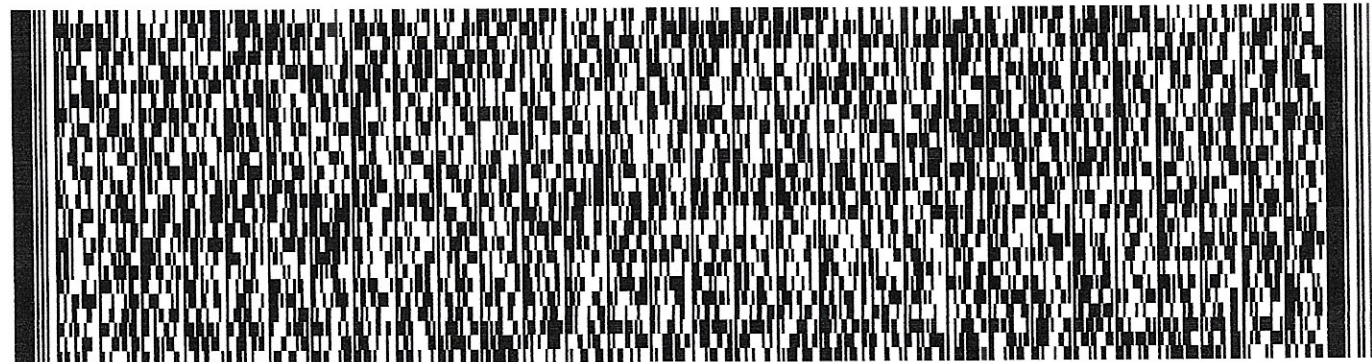
Case No. 23-02595



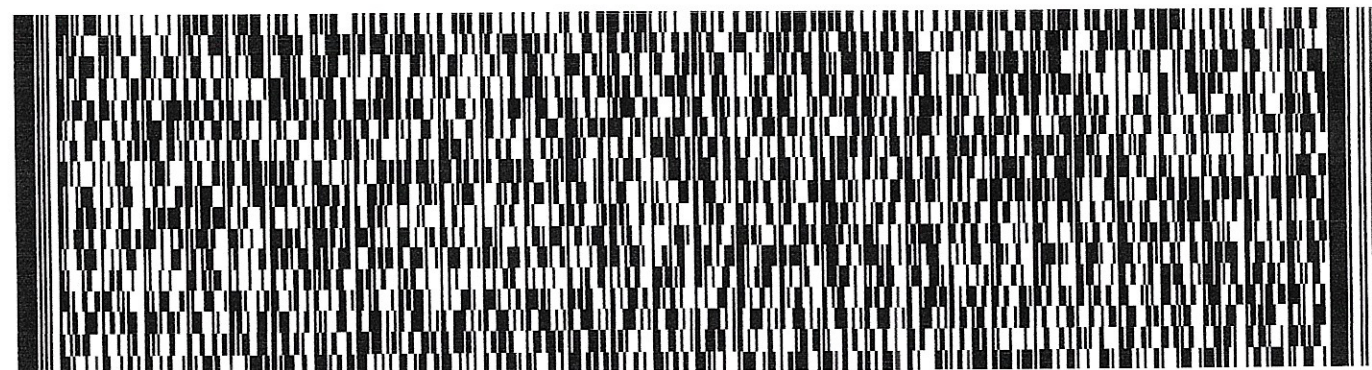
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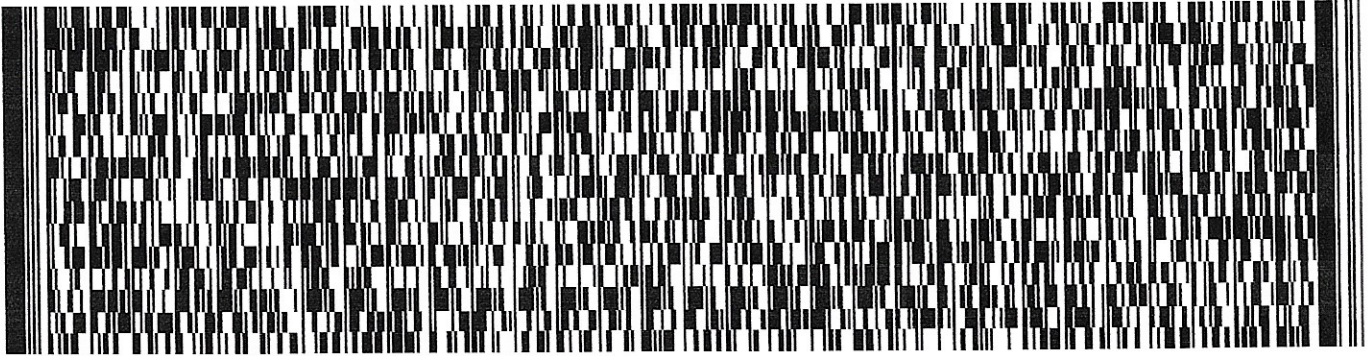


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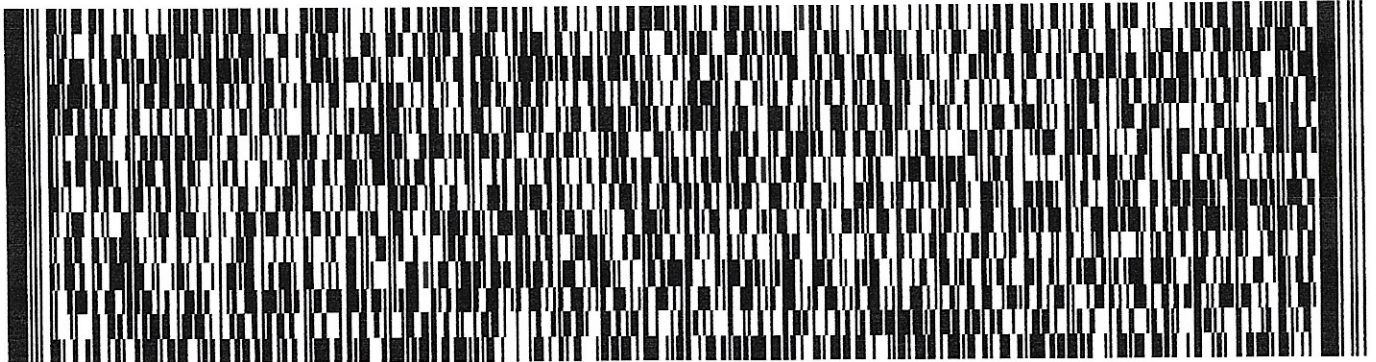


Debtor's Name Chicago South Loop Hotel Owner, LLC

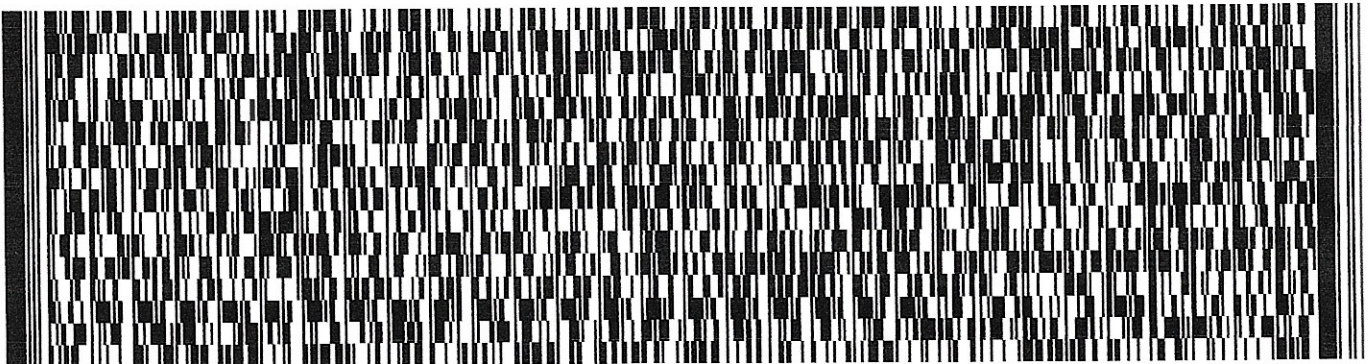
Case No. 23-02595



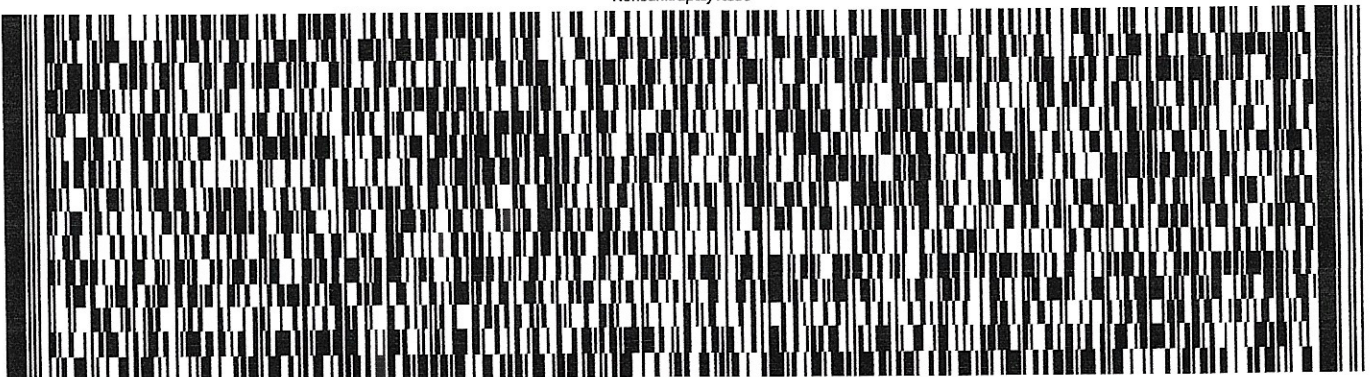
Bankruptcy1to50



Bankruptcy51to100



NonBankruptcy1to50

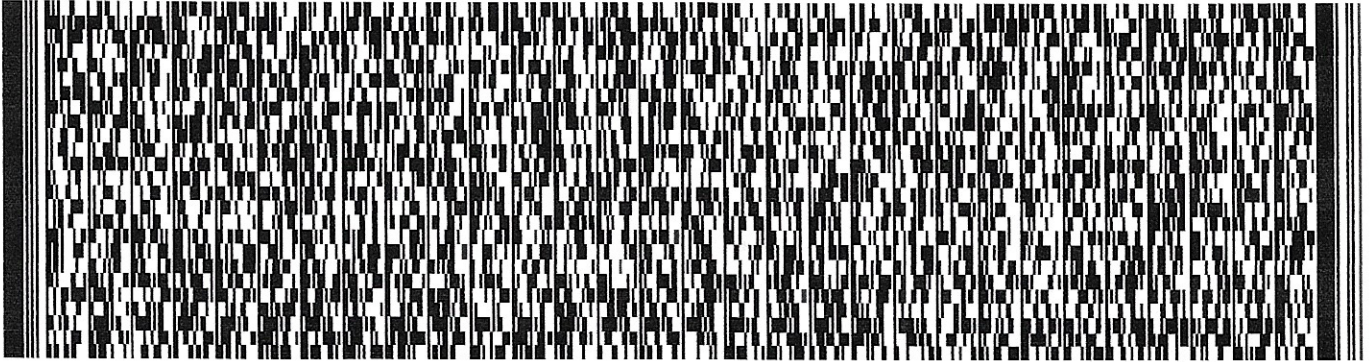


NonBankruptcy51to100

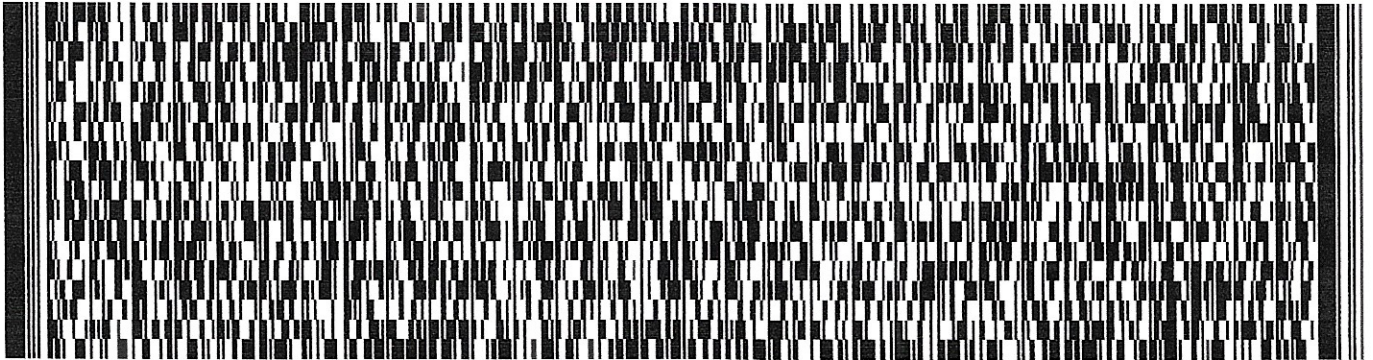


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### Debtor's Affairs

#### (Checking account explanation)

Since its inception the debtor has not operated with a bank account nor is there any discovery that it has one, rather it simply ran income and expenses through its parents checking account and at times through that of the management company. Locating an EIN associated with the debtor was difficult task, as no tax returns were ever filed on behalf of the debtor but all passed thru to the parent. Even more difficult was that the parent commingled revenues and expenses from other operations. In order to function and operate in the ordinary course of business as well as act in trust for the debtor we established an account in the name of Chicago South Loop Holdings, LLC, with the intent to be to transfer all income and receipts of the debtor once identified and upon establishing a DIP account and cash collateral order.

Not all deposits in the account were revenues from property of the debtor, but to the best of our knowledge deposits and transfers totaling \$162,946.00 were funds of the debtor and or its parent. Specifically not that of the debtor were deposits totaling 18,441.93. (\$2500.00 and \$15,941.93)

Various payments were paid on behalf of the debtor by 3<sup>rd</sup> party parent as it was determined that the bill was that of the debtor and an affiliated hotel. Approximately \$32,790.00 paid via parent transfer for insurance premium and approximately and an additional \$6076.00 in payroll shortfall on 3/03/2023 .. these amounts will not be seeking repayment as they were best determined to be handled by the parent and its members to lessen the burden.

There was 1 payment in the amount of \$1360.00 on 3/23/2023 that was to an insider but related to return of a portion of the initial deposit of \$2500.00 as mentioned above, however these funds were not property of the debtor.

Do to the extreme early difficulty in understanding the debtor the above is the best course of action to stabilize and operate the affairs of the debtor.





**CHICAGO SOUTH LOOP HOTEL LLC**  
11 W 26TH ST  
CHICAGO, IL 60616

**\$32,790.74** will be paid on **03/17/2023**

Account: 696

Confirmation: **1816**

Requested: 03/17/2023 2:45 PM

Payment:



Checking ending with 6901  
Chicago South Loop Hotel LLC

Agent's  
Signature: X

**04-0287-00 HUNT INSURANCE AGENCY INC**  
12000 S HARLEM AVE  
PALOS HEIGHTS, IL 60463-1141

From: Rene McFadden [rmcfadden@thehuntgroup.com](mailto:rmcfadden@thehuntgroup.com)  
Subject: RE: Chicago South Loop Hotel - 5/18/2023  
renewal summary  
Date: Apr 26, 2023 at 9:34:14 AM  
To: Todd Hansen [toddhansen10@gmail.com](mailto:toddhansen10@gmail.com)

Good morning Todd,  
Yes we can remove that location. Please give me a call to discuss.  
Thanks.



Rene McFadden  
Hunt Insurance Agency, Inc.  
708-361-5300 x114  
708-361-5316 Fax  
[rmcfadden@thehuntgroup.com](mailto:rmcfadden@thehuntgroup.com)

*Please note that insurance coverage cannot be bound, modified or changed, amended or cancelled by leaving either an electronic message or a voice mail message.*

**From:** Todd Hansen <[toddhansen10@gmail.com](mailto:toddhansen10@gmail.com)>  
**Sent:** Wednesday, April 26, 2023 8:05 AM  
**To:** Rene McFadden <[rmcfadden@thehuntgroup.com](mailto:rmcfadden@thehuntgroup.com)>  
**Subject:** Re: Chicago South Loop Hotel - 5/18/2023 renewal summary

Is there a way we can pull the second location off the policy which is the amber in

Sent from my iPhone

On Apr 25, 2023, at 11:35 AM, Rene McFadden <[rmcfadden@thehuntgroup.com](mailto:rmcfadden@thehuntgroup.com)> wrote:

Good morning Todd,  
Attached you will find the 2023-2024 Insurance renewal summary for Chicago South Loop Hotel. A portion of the liability covers the 2nd hotel located at 3901 S. Michigan Ave. Chicago, IL. Please take a moment to review this summary. As in prior discussions, there is no property coverage for that location. The renewal declarations will be mailed out today along with a copy of this summary as well. The invoice for this renewal will be mailed directly from Auto-owners Insurance and the 1st installment is due by May 18th, 2023. Please feel

Done

<u>POLICY</u>	<u>ANNUAL PREMIUM</u>
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Package Policy	\$177,636
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Umbrella	\$25,533
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<b>TOTAL</b>	<b>\$203,169</b>
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**NOTES:**

- The Package Policy includes all of the coverage described in this summary except those for which a separate premium is shown above.
- Additional Insured: City of Chicago-Department of Transportation – Driveway Permits applies to Location #2
- Approximate Premium breakdown per location as follows:

**Location #1:** Package: \$134,433  
Umbrella: \$ 17,873

**Location #2:** Liability Only: \$43,203  
Umbrella: \$7,660

**\*\*\* No property coverage in place for Location #2\*\*\***

- Liquor Liability Insurance is in force for Location #1.  
This policy expires on  
June 16, 2023. Does not automatically renew. Total  
annual premium paid - \$425





free to contact our office to process this payment. There has been a late-pay history within the 1st term and we were asked by the insurance carrier to remind our insureds to be prompt with payments to avoid cancellation or lapse in coverage.

If you have any questions, don't hesitate to let us know.

Thank you.

Regards,



**Rene McFadden**

Hunt Insurance Agency, Inc.

708-361-5300 x114

708-361-5316 Fax

[rmcfadden@thehuntgroup.com](mailto:rmcfadden@thehuntgroup.com)

*Please note that insurance coverage cannot be bound, modified or changed, amended or cancelled by leaving either an electronic message or a voice mail message.*



# CENTRUST BANK

**Statement Ending 03/31/2023**

385 Waukegan Rd.  
Northbrook, IL 60062

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RETURN SERVICE REQUESTED

CHICAGO SOUTH LOOP HOTEL HOLDINGS LLC  
11 W 26TH ST  
CHICAGO IL 60616-5092

## Managing Your Accounts

 Personal Banker 224-927-1207 or 224-927-1208  
 Website [www.centrustbank.com](http://www.centrustbank.com)

## Summary of Accounts

Account Type	Account Number	Ending Balance
REGULAR BUSINESS CHECKING		\$143,428.35

## REGULAR BUSINESS CHECKING

**728**

### Account Summary

Date	Description	Amount
03/06/2023	Beginning Balance	\$0.00
	25 Credit(s) This Period	\$181,787.94
	11 Debit(s) This Period	\$38,359.59
03/31/2023	Ending Balance	\$143,428.35

### Account Activity

Post Date	Description	Debits	Credits	Balance
03/06/2023	Beginning Balance			\$0.00
03/06/2023	DEPOSIT		\$2,500.00	\$2,500.00
03/10/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$15,941.93	\$18,441.93
03/13/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$126.49	\$18,568.42
03/13/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$1,517.33	\$20,085.75
03/13/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$4,279.32	\$24,365.07
03/14/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$8,999.76	\$33,364.83
03/14/2023	CHECK # 91	\$600.00		\$32,764.83
03/15/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$6,880.74	\$39,645.57
03/16/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$1,442.94	\$41,088.51
03/16/2023	CHECK # 92	\$15,000.00		\$26,088.51
03/17/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$1,882.51	\$27,971.02
03/17/2023	MISCELLANEOUS DEBIT	\$16,367.59		\$11,603.43
03/20/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$1,066.92	\$12,670.35
03/20/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$9,751.29	\$22,421.64
03/20/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$29,006.52	\$51,428.16
03/20/2023	MERCHANT BANKCD CHARGEBACK 496228668885	\$400.00		\$51,028.16
03/21/2023	DEPOSIT		\$544.00	\$51,572.16
03/21/2023	DEPOSIT		\$2,151.81	\$53,723.97
03/21/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$12,010.31	\$65,734.28





**NOTE: Payments received after close of business shall be deemed received on the following business day for purposes of crediting your account**



## REGULAR BUSINESS CHECKING

728 (continued)

### Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
03/21/2023	CHECK HANDLING CHARGE	\$900.00		\$64,834.28
03/21/2023	CHECK # 93	\$870.40		\$63,963.88
03/21/2023	CHECK # 94	\$1,285.20		\$62,678.68
03/22/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$4,708.86	\$67,387.54
03/22/2023	XX6901 CHK PURCH SIG CH599 - GOVERNME CHICAGO IL 00000000 061877	\$18.00		\$67,369.54
03/23/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$4,570.70	\$71,940.24
03/23/2023	MISCELLANEOUS DEBIT	\$1,360.00		\$70,580.24
03/23/2023	CHECK # 96	\$975.00		\$69,605.24
03/24/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$16,999.06	\$86,604.30
03/27/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$454.39	\$87,058.69
03/27/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$20,183.43	\$107,242.12
03/27/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$20,743.68	\$127,985.80
03/28/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$6,227.38	\$134,213.18
03/29/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$3,047.84	\$137,261.02
03/30/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$5,547.49	\$142,808.51
03/31/2023	MERCHANT BANKCD DEPOSIT 496228668885		\$1,203.24	\$144,011.75
03/31/2023	XX6901 CHK PURCH SIG COMCAST CHICAGO 800-266-2278 IL 00000000 021113	\$583.40		\$143,428.35
03/31/2023	Ending Balance			\$143,428.35

### Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
91	03/14/2023	\$600.00	93	03/21/2023	\$870.40	96*	03/23/2023	\$975.00
92	03/16/2023	\$15,000.00	94	03/21/2023	\$1,285.20			

\* Indicates skipped check number

### Daily Balances

Date	Amount	Date	Amount	Date	Amount
03/06/2023	\$2,500.00	03/17/2023	\$11,603.43	03/27/2023	\$127,985.80
03/10/2023	\$18,441.93	03/20/2023	\$51,028.16	03/28/2023	\$134,213.18
03/13/2023	\$24,365.07	03/21/2023	\$62,678.68	03/29/2023	\$137,261.02
03/14/2023	\$32,764.83	03/22/2023	\$67,369.54	03/30/2023	\$142,808.51
03/15/2023	\$39,645.57	03/23/2023	\$69,605.24	03/31/2023	\$143,428.35
03/16/2023	\$26,088.51	03/24/2023	\$86,604.30		

### Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

91  
75-2625718

DATE 3/13/23

PAY TO THE ORDER OF AVANT Solutions \$ 600.00  
Six hundred dollars

CENTRUST BANK N.A.  
NORTH BLOOMING, IL 60062

MEMO AVANT 9987

#0091 03/14/2023 \$600.00

92  
75-2625718

DATE March 15, 2023

PAY TO THE ORDER OF Athena Green Williams \$ 15,000.00  
Fifteen thousand & 00/100

CENTRUST BANK N.A.  
NORTH BLOOMING, IL 60062

MEMO SW's

#0092 03/16/2023 \$15,000.00

93  
75-2625718

DATE 3/18/23

PAY TO THE ORDER OF Chicago South Loop Hotel Holdings LLC  
11 W 26th St Chicago IL 60616

PAY TO THE ORDER OF Eddie Miller \$ 870.40  
Eight hundred seventy dollars & 40/100

CENTRUST BANK N.A.  
NORTH BLOOMING, IL 60062

MEMO

#0093 03/21/2023 \$870.40

94  
75-2625718

DATE March 17, 2023

PAY TO THE ORDER OF Chicago South Loop Hotel Holdings LLC  
11 W 26th St Chicago IL 60616

PAY TO THE ORDER OF Charles West \$ 1,285.20  
Twelve hundred eighty five & 20/100

CENTRUST BANK N.A.  
NORTH BLOOMING, IL 60062

MEMO Payroll per 03-17

#0094 03/21/2023 \$1,285.20

96  
75-2625718

DATE 3/22/23

PAY TO THE ORDER OF Chicago South Loop Hotel Holdings LLC  
11 W 26th St Chicago IL 60616

PAY TO THE ORDER OF Francisco Ortiz \$ 975.00  
Nine hundred seventy five & 00/100

CENTRUST BANK N.A.  
NORTH BLOOMING, IL 60062

MEMO South Loop

#0096 03/23/2023 \$975.00